

Minutes of Regular Meeting No. 1034 of the Killingworth Planning & Zoning Commission Held on Tuesday, August 21, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut

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Present: T. Lentz, Chairman
C. Jefferson, ZEO
J. O'Brien
S. Morgan
D. Gross
R. Davis
G. Cook
J. Reisman (non-seated alternate)
B. Fitzsimmons (non-seated alternate)

1. Call to Order

Chairman Lentz called the meeting to order at 7:00 PM.

2. Minutes of Regular Meeting No. 1033 Held August 7, 2012

Motion by Gross, second by Morgan, to approve August 7, 2012 Minutes as written.

PASSED UNANIMOUSLY.

3. Visitors

(a) Roger Nemergut – discussion re Fire Department's desire to have training tower
Roger Nemergut noted he was before the Commission to informally discuss the possibility of the Fire Department building a training tower on municipal property (44 acres). There would be two buildings – one a single story wood frame 24' x 50' and the other a 4 story concrete block stairwell tower 20' x 20' (40 feet high). This tower would enable the Fire Department to train fighting fires in a high rise (4 stories). Mr. Nemergut briefly reviewed what he thought would be the sequence of approvals necessary to build such a training tower. He noted the first step is to decide whether this is an allowed use in an R1 Zone. There would have to be a variance for height as the allowed building height is 35 feet. Mr. Nemergut noted the three main questions at this point are 1) is the use allowed in the zone, 2) any reservations about the height and 3) location. Chairman Lentz noted it is a municipal use so he felt it would be

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allowed in the rural residence zone as an accessory use to the Fire Department. David Gross asked if the building would be piped by propane. Mr. Nemergut indicated he assumed it would be, but would have to defer that answer to the Fire Chief. Brian Fitzsimmons asked how far back the tower would be from the street. Mr. Nemergut replied 200 feet from Wolf Meadow and 250 feet from Route 81. It is a flat area at the rear of the fire house. Sue Morgan asked Mr. Nemergut to explain what a code compliant repair area was. Nemergut noted when a lot is encumbered with a new structure, one must show a code compliant repair area for the septic system. Mr. Nemergut indicated if the Commission feels positive about this, the next step would be to go to the Municipal Land Use Committee and then to the Zoning Board of Appeals for a height variance. Chairman Lentz noted he didn't see why it couldn't be moved back so it can't be seen from the road. Discussion ensued as to location. Chairman Lentz noted everyone supports the Fire Department, but if it is visible from the road, a lot of people would be upset. He suggested they find a spot further back and then come back to the Commission for another informal discussion. Mr. Gross noted one concern he had was that once it is used for awhile, the outside will turn black and be an eyesore for people to complain about. Mr. Nemergut asked Commission members what their feelings were about the height variance if a suitable location can be found that everyone can live with. Chairman Lentz noted he would be willing to let the Zoning Board of Appeals make that determination.

4. Communications and Bills – none.

5. Old Business – none.

6. Zoning Enforcement Officer's Report

C. Jefferson noted there was only one zoning permit the entire month of July.

C. Jefferson noted Mr. Gargiulo has removed his sign.

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C. Jefferson noted she has had discussions with both the Board of Selectmen and Richard Leighton regarding fire tank issues. She indicated it was her understanding that once the road was accepted by the Town, the Fire Department monitors these tanks. Currently, the tank has to be in the ground and full before the first building permit is issued. Chairman Lentz noted the question is who checks that. Jefferson noted Mr. Leighton and the Fire Department checks these and ultimately it is the Fire Department's responsibility.

7. New Business – none.

8. Report of Officers and Subcommittees

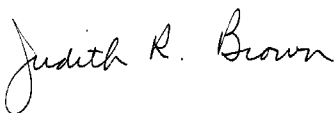
(a) Draft Regulations

Chairman Lentz reviewed the latest version of the proposed draft Sign Ordinance. It was decided to add the word "temporary" under 1. "The Board of Selectmen may permit the erection of temporary advertising signs...". Motion by O'Brien, second by Davis, to approve the Sign Ordinance, as modified with the word temporary, and to present it to the Board of Selectmen. PASSED UNANIMOUSLY.

9. Adjournment

There being no further business, the meeting adjourned at 7:40 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

